

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF DONALD W. HARRISON
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL 15
IN THE KITTREDGE SQUARE URBAN RENEWAL AREA
PROJECT NO. MASS. R-167

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Donald W. Harrison has expressed an interest in and/or has submitted a satisfactory proposal for the development of Disposition Parcel 15 in the Kittredge Square Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Donald W. Harrison be and hereby is finally designated as Redeveloper of Parcel 15 in the Kittredge Square Urban Renewal Area.
2. That it is hereby determined that Donald W. Harrison possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Donald W. Harrison for the development of Parcel 15 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 15 to Donald W. Harrison, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Washington Park
MASS R-24

23 Linwood Street





Date: July 22, 1981

Donald W. Harrison
64 Academy Terrace
Roxbury, MA 02119

RE: 23 Linwood Street
Roxbury, MA 02119

Dear Donald W. Harrison:

We are pleased to inform you that your application for mortgage credit, to be secured by the real estate as mentioned above, has been approved subject to the terms of our mortgage application and the terms and conditions set forth below:

<u>Loan Amount</u>	\$44,000.00
<u>Term of Note</u>	five (5) year note
<u>Amortization Period</u>	twenty five (25) years
<u>Interest Rate</u>	17.50%
<u>Annual Percentage Rate</u>	17.69
<u>Principal and Interest Payment</u>	\$650.12
<u>Real Estate Tax Payment</u>	1/12th of annual real estate taxes
<u>Mortgage Insurance Premium</u>	N/A
<u>Total Monthly Mortgage Payment</u>	650.12 + real estate taxes
<u>Origination Fee</u>	1% of the mortgage loan(\$440.00) to be paid at the loan closing

Additional Terms and Conditions:

- All loan proceeds are to be deposited into a Construction Account at Unity Bank and disbursed as the building is completed at the approval of Inspection Officer of Unity Bank.
 - \$150.00 is to be paid at the time this commitment is accepted and will be held in escrow for Attorney Fees.
- Completion of this transaction by means of secondary financing is expressly prohibited unless previously approved, in writing, by this Bank.

At the mortgage closing you should be prepared to provide sufficient funds for the balance of the selling price, adjustments with the seller, if any, title examination fees and expenses, tax escrow deposit, plus Bank origination fees applicable to the mortgage loan.

At the time of the mortgage closing, you will be required to bring with you a fire insurance policy which shall include extended coverage in an amount no less than the mortgage amount naming the Unity Bank and Trust Company as First Mortgagee.

This loan committment must be acknowledged within fifteen (15) days of this letter by signing in the appropriate area designated below and forwarding original back to the Bank, retaining the enclosed copy for your files.

This transaction must be consumated by August 24, 1981 and is subject to the sellers' ability to convey a good and clear record and marketable title.

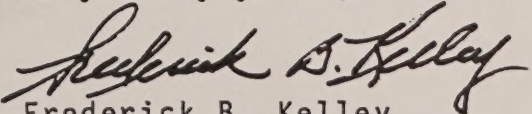
It is further understood that the Bank shall have the absolute right in its discretion, without liability to any person, to decline or withdraw to take such mortgage at any time before said mortgage is consummated.

It is agreed that you will be responsible for all legal fees and other expenses incurred as a result of processing this loan. For the estimated amount of these fees, please refer to the Good Faith Estimate previously mailed to you.

May we extend to you our appreciation for the opportunity to be of service. If you have any questions concerning the processing of your application, please do not hesitate to call our mortgage loan department.

Thank you again.

Very truly yours,


Frederick B. Kelley
Senior Loan Officer

We accept the terms and conditions of this mortgage transaction as set forth in this letter.

Date 11/14/81 signed [Signature]
Date _____ signed _____

Acknowledge the above Mortgage Loan Agreement
Frederick B. Kelley

4094

MEMORANDUM

August 6, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: KITTREDGE SQUARE PROJECT MASS. R-167
REQUEST FOR FINAL DESIGNATION OF
DONALD W. HARRISON AS REDEVELOPER OF PARCEL 15

On February 12, 1981, the Authority tentatively designated Donald W. Harrison as Redeveloper for the rehabilitation of Parcel 15, 23 Linwood Street in the Kittredge Square Urban Renewal Area.

The subject Parcel contains approximately 2,102 square feet of land with a three-story brick building thereon. Mr. Harrison has obtained a \$44,000 conventional rehabilitation mortgage, subject to title, mortgage instruments and other details satisfactory to the Unity Bank and Trust Company of Roxbury.

Final plans and specifications have been reviewed and approved by the Authority's Rehabilitation and Urban Design Departments for the rehabilitation of this three-story structure into two rental apartments and one apartment for the future owner, Mr. Harrison.

It is, therefore, recommended, that the Authority finally designate Donald W. Harrison as Redeveloper of Parcel 15 in the Kittredge Square Urban Renewal Area, and that the Authority approve the final working drawings and specifications and authorize conveyance of the parcel.

An appropriate resolution is attached.